

SUBCHAPTER 8 INDUSTRIAL DISTRICTS

295-801. Purposes. 1. **INDUSTRIAL-OFFICE (IO).** This district provides sites for modern, clean industry and supporting, non-residential land uses that complement industrial uses or require an industrial environment. Older portions of this zoning district (IO2) often form corridors which provide a buffer between residential areas and more intensive industrial districts. The newer portions of this district (IO1) are in the form of office-industrial parks or business parks with campus-style layouts and designs. The IO district has a performance-oriented transition area where it adjoins residential neighborhoods. Buffering and other requirements in the transition area are intended to protect the character of such neighborhoods.

2. **INDUSTRIAL-LIGHT (IL).** This district is intended to provide sites primarily for light industrial uses that utilize medium-sized buildings and do not have extensive outdoor storage areas or operations. This district includes both older industrial corridors (IL2) and modern industrial parks (IL1). While most buildings contain clean, light industrial uses, some commercial and office uses may also be included. This district contains heavier uses than the IO district and requires more extensive buffering from adjoining residential areas.

3. **INDUSTRIAL-MIXED (IM).** This district is intended to provide for the orderly conversion of certain older industrial and warehousing areas with multi-story buildings to residential, commercial or office uses for which the buildings, at the present time, may be better suited. These areas have an urban character. Buildings were typically built without setbacks or yards and often with little or no off-street parking.

4. **INDUSTRIAL-HEAVY (IH).** This district accommodates high-intensity industry and often includes very large structures, extensive exterior storage, exterior mechanical operations, or heavy truck or equipment operations. It also accommodates uses that require large or isolated sites or harbor, airport or rail service. This district includes the historic industrial core of the city. It has a strong relationship to shipping and rail services and includes the port of Milwaukee, the Menomonee valley and various railroad corridors. Most sites within the IH district have already been developed or redeveloped. These sites seldom have excess land to provide buffer areas. Where possible, the IH district should be separated from residential neighborhoods with less intensive, non-residential districts.

295-803. Uses. 1. **USE TABLE.** Table 295-803-1 indicates the use classifications for various land uses in the industrial districts. The uses in this table are defined in s. 295-201. The following are the use classifications indicated in table 295-803-1:

- a. "Y" indicates a permitted use. This use is permitted as a matter of right subject to all performance standards.
- b. "L" indicates a limited use. This use is permitted only when the use meets the standards of sub. 2. If the use cannot meet these standards, it shall be permitted only upon board approval of a special use permit pursuant to s. 295-311-2, unless otherwise prohibited by sub. 2.
- c. "S" indicates a special use. This use is permitted only if the board approves a special use permit pursuant to s. 295-311-2.
- d. "N" indicates a prohibited use.

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Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE					
Y=Permitted Use S=Special Use		L=Limited N=Prohibited		Zoning Districts	
Uses		I01/ I02	IL1/ IL2	IM	IH
RESIDENTIAL USES					
Single-family dwelling		N	N	Y	N
Two-family dwelling		N	N	Y	N
Multi-family dwelling		N	N	Y	N
Attached single-family dwelling		N	N	Y	N
Live-work unit		N	N	Y	N
Mobile home		N	N	N	N
Watchman/service quarters		Y	Y	N	Y
Family day care home		N	N	Y	N
GROUP RESIDENTIAL USES					
Rooming house		N	N	S	N
Convent, rectory or monastery		N	N	Y	N
Dormitory		N	N	S	N
Fraternity or sorority		N	N	S	N
Adult family home		N	N	L	N
<i>Foster Homes</i>					
Foster family home		N	N	Y	N
Small foster home		N	N	L	N
Group home or group foster home		N	N	L	N
<i>Shelter Care Facilities</i>					
Family shelter care facility		N	N	Y	N
Small group shelter care facility		N	N	L	N
Large group shelter care facility		N	N	S	N
Community living arrangement		N	N	L	N
Transitional living facility		N	N	S	N
EDUCATIONAL USES					
Day care center		S	S	L	S
School, elementary or secondary		N	N	Y	N
College		S	S	S	N
School, specialty or personal instruction		S	S	S	N
COMMUNITY-SERVING USES					
Library		N	N	Y	N
Cultural institution		N	N	L	N
Community center		N	N	S	N
Religious assembly		N	N	S	N
Cemetery or other place of interment		N	N	N	N
Public safety facility		Y	Y	Y	Y
Correctional facility		N	N	N	N
COMMERCIAL AND OFFICE USES					
General office		Y	Y	Y	L
Government office		Y	Y	Y	L
Bank or other financial institution		S	S	Y	N
Currency exchange, payday loan or title loan agency		N	N	S	N
Installment loan agency		N	N	S	N

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE				
Y=Permitted Use S=Special Use	L=Limited N=Prohibited	Zoning Districts		
Uses	I01/ I02	IL1/ IL2	IM	IH
Retail establishment, general	N	N	Y	N
Garden supply or landscaping center	N	Y	Y	N
Home improvement center	N	Y	Y	N
Secondhand store	N	N	S	N
Outdoor merchandise sales	N	N	L	N
Artist studio	N	Y	Y	N
Adult retail establishment	N	N	S	N
HEALTH CARE AND SOCIAL ASSISTANCE				
Medical office	S	N	S	N
Health clinic	L	N	S	N
Hospital	N	N	N	N
Medical research laboratory	Y	Y	Y	N
Medical service facility	N	S	N	N
Social service facility	N	S	S	N
Emergency residential shelter	N	N	N	N
Nursing home	N	N	N	N
GENERAL SERVICE USES				
Personal service	N	N	Y	N
Business service	Y	S	Y	N
Building maintenance service	S	Y	S	N
Catering service	S	Y	Y	N
Funeral home	N	N	N	N
Laundromat	N	N	Y	N
Dry cleaning establishment	N	N	Y	N
Furniture and appliance rental and leasing	N	N	Y	N
Household maintenance and repair service	N	Y	Y	N
Tool/equipment rental facility	N	Y	Y	N
Animal Services				
Animal hospital/clinic	N	Y	L	Y
Animal boarding facility	N	Y	L	Y
Animal grooming or training facility	N	Y	L	Y
MOTOR VEHICLE USES				
Light Motor Vehicle				
Sales facility	L	S	S	S
Rental facility	L	S	S	S
Repair facility	L	S	S	L
Body shop	L	S	S	L
Outdoor storage	L	Y	S	Y
Wholesale facility	Y	Y	Y	Y
Heavy Motor Vehicle				
Sales facility	L	Y	S	Y
Rental facility	L	Y	S	Y
Repair facility	L	L	S	L
Body shop	L	L	S	L
Outdoor storage	L	S	S	Y
General Motor Vehicle				
Filling station	S	S	S	S
Car wash	S	S	S	S
Drive-through facility	S	S	S	S

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE				
Y=Permitted Use S=Special Use L=Limited N=Prohibited		Zoning Districts		
Uses	I01/ I02	IL1/ IL2	IM	IH
<i>Parking</i>				
Parking lot, principal use	Y	Y	L	Y
Parking lot, accessory use	Y	Y	L	Y
Parking structure, principal use	Y	Y	L	Y
Parking structures, accessory use	Y	Y	L	Y
Heavy motor vehicle parking lot, principal use	S	L	L	Y
Heavy motor vehicle parking lot, accessory use	Y	Y	Y	Y
ACCOMMODATION AND FOOD SERVICE USES				
Bed and breakfast	N	N	Y	N
Hotel, commercial	L	N	Y	N
Hotel, residential	N	N	Y	N
Tavern	L	L	Y	L
Assembly hall	S	S	S	N
Restaurant, sit-down	L	L	Y	L
Restaurant, fast-food/carry-out	L	L	L	L
ENTERTAINMENT AND RECREATION USES				
Park or playground	S	S	S	S
Festival grounds	N	N	N	N
Recreation facility, indoor	N	S	Y	N
Recreation facility, outdoor	N	N	S	N
Health club	L	L	Y	N
Sports facility	N	S	S	N
Gaming facility	N	S	N	N
Theater	N	N	Y	N
Convention and exposition	S	N	S	N
Marina	Y	Y	Y	Y
Outdoor racing facility	N	N	N	S
Adult entertainment establishment	N	N	N	N
STORAGE, RECYCLING AND WHOLESALE TRADE USES				
Recycling collection facility	S	Y	S	Y
Mixed-waste processing facility	N	L	S	L
Material reclamation facility	N	N	N	L
Salvage operation, indoor	L	L	L	L
Salvage operation, outdoor	N	S	S	S
Wholesale and distribution facility, indoor	Y	Y	Y	Y
Wholesale and distribution facility, outdoor	S	Y	S	Y
<i>Storage Facilities</i>				
Indoor	Y	Y	Y	Y
Outdoor	N	Y	S	Y
Hazardous materials	N	N	N	S
TRANSPORTATION USES				
Ambulance service	Y	Y	S	Y
Ground transportation service	S	Y	S	Y
Passenger terminal	Y	Y	Y	Y
Helicopter landing facility	S	S	S	S
Airport	N	Y	N	N
Ship terminal or docking facility	N	Y	N	Y
Truck freight terminal	N	S	S	L
Railroad switching, classification yard or freight terminal	N	Y	Y	Y

Table 295-803-1 INDUSTRIAL DISTRICTS USE TABLE				
Y=Permitted Use S=Special Use	L=Limited N=Prohibited	Zoning Districts		
Uses		I01/ I02	IL1/ IL2	IM IH
INDUSTRIAL USES				
Manufacturing, light		Y	Y	Y
Manufacturing, heavy		N	S	S
Manufacturing, intense		N	N	N
Research and development		Y	Y	Y
Processing or recycling of mined minerals		N	N	N
Contractor's shop		Y	Y	Y
Contractor's yard		Y	Y	Y
AGRICULTURAL USES				
Plant nursery or greenhouse		Y	Y	Y
Raising of crops or livestock		Y	Y	Y
UTILITY AND PUBLIC SERVICE USES				
Broadcasting or recording studio		Y	S	S
Transmission tower		L	L	L
Water treatment plant		Y	Y	Y
Sewerage treatment plant		N	Y	N
Power generation plant		N	S	N
Substation/distribution equipment, indoor		S	Y	S
Substation/distribution equipment, outdoor		L	Y	L
TEMPORARY USES				
Seasonal market		L	L	L
Temporary real estate sales office		L	L	L
Concrete/batch plant, temporary		L	L	L
Live entertainment special event		L	L	L

2. LIMITED USE STANDARDS. a. Adult Family Home or Small Group Shelter Care Facility.

a-1. Adult Family Home. All residents of the adult family home, other than the operator or care provider and the operator or care provider's immediate family, shall be disabled persons, as indicated by the required state license application. If this standard is not met, the use shall not be located within 2,500 feet of a community living arrangement, small foster home, group home or group foster home, or another adult family home.

a-2. Small Group Shelter Care Facility. a-2-a. All residents of the small group shelter care facility, other than the operator or care provider and the operator or care provider's immediate family, shall be disabled persons, as indicated by the required state license application. If this standard is not met, the use shall not be located within 2,500 feet of a community living arrangement, adult family home, small foster home, group home or group foster home, large group shelter care facility or another small group shelter care facility.

a-2-b. The department has received notification from the state of Wisconsin of application for licensure of the facility as a small group shelter care facility.

b. Small Foster Home. All residents of the small foster home, other than the operator or care provider and the operator or care provider's immediate family, shall be disabled persons, as indicated by the required state license application. If this standard is not met, the use shall not be located within 2,500 feet of a community living arrangement, group home or group foster home, or another small foster home.

c. Group Home, Group Foster Home or Community Living Arrangement. c-1. All residents of the facility, other than the operator or care provider and the operator or care provider's immediate

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family, shall be disabled persons, as indicated by the required state license application. If this standard is not met, the use shall not be located within 2,500 feet of a small foster home or another group home, group foster home or community living arrangement.

c-2. Not more than 15 persons shall reside on the premises.

c-3. The use has not been determined by the common council to be a nuisance under s. 62.23(7)(i), Wis. Stats.

c-4. The department has received notification from the state of Wisconsin of application for licensure of the facility as a group home, group foster home or community living arrangement.

c-5. Prior to initial licensure of the group home, group foster home or community living arrangement by the state of Wisconsin, the applicant for licensure has made a good faith effort to establish a community advisory committee consisting of representatives from the proposed group home, group foster home or community living arrangement, the neighborhood in which the proposed facility will be located and a local unit of government, in accordance with s. 48.68(4) or s. 50.03(4)(g), Wis. Stats., as applicable, with the local government representative being the local common council member or the council member's designee.

d. Day Care Center. d-1. The use is located in a building containing an elementary or secondary school, college, library or cultural institution as a principal use.

d-2. The use shall not operate between the hours of 12 a.m. and 5 a.m.

d-3. For any day care center other than an adult day care center, the facility shall not be located within 500 feet of an adult retail establishment or an adult entertainment establishment.

d-4. For any day care center other than an adult day care center, if the day care center is located in a building containing an elementary or secondary school, college, library or cultural institution as a principal use, the facility shall not be located within 300 feet of a premises for which the common council has granted any of the alcohol beverage licenses identified in s. 90-4-1, 2 and 5 and such license is currently valid. This standard shall not apply to a day care center in operation on February 3, 2007.

e. Cultural Institution. e-1. The use shall be located on an arterial or collector street.

e-2. The area of the site shall be at least 10,000 square feet.

f. General Office or Government Office. The structure to be occupied was constructed prior to October 1, 2002, was originally designed and intended to be occupied in whole or in part by a non-industrial principal use and has been occupied by such non-industrial principal use within the past 12 months.

g. Outdoor Merchandise Sales. g-1. No portion of the outdoor area where goods are displayed for sale is located within 150 feet of a residential use.

g-2. The premises contains at least one enclosed, permanent building.

g-3. No used merchandise is offered for sale.

h. Health Clinic. The use shall be located on an arterial or collector street.

i. Animal Hospital/Clinic, Animal Boarding Facility or Animal Grooming or Training Facility. No outdoor run or outdoor kennels shall be provided on the premises.

j. Light Motor Vehicle Sales Facility or Heavy Motor Vehicle Sales Facility. The facility was in operation on October 1, 2002 and has been in operation within the past 12 months.

k. Light Motor Vehicle Rental Facility or Heavy Motor Vehicle Rental Facility. Not more than 15 vehicles available for rent may be kept on the premises.

L. Light Motor Vehicle Repair Facility or Light Motor Vehicle Body Shop. L-1. No junk motor vehicle, as defined in s. 80-49, shall be stored outdoors on the premises.

L-2. No motor vehicle parts or motor vehicle repair equipment shall be stored or kept outdoors on the premises.

L-3. Outdoor storage of motor vehicles shall be screened with type "E" or type "F" landscaping, as described in s. 295-405.

L-4. In the IO1 and IO2 districts, the repair facility or body shop was in operation on October 1, 2002, and has been in operation within the past 12 months. If this standard is not met, the use shall be a prohibited use.

m. Light Motor Vehicle Outdoor Storage. The facility was in operation on October 1, 2002, and has been in operation within the past 12 months. If this standard is not met, the use shall be a prohibited use.

n. Heavy Motor Vehicle Repair Facility or Heavy Motor Vehicle Body Shop. n-1. No junk motor vehicle, as defined in s. 80-49, shall be stored outdoors on the premises.

n-2. No motor vehicle parts or motor vehicle repair equipment shall be stored or kept outdoors on the premises.

- n-3. Outdoor storage of motor vehicles shall be screened with type "E" or type "F" landscaping, as described in s. 295-405.
- n-4. If the use is located within 150 feet of a residential district, it shall be totally enclosed within a building and it shall not operate between the hours of 7 p.m. and 7 a.m.
 - o. Heavy Motor Vehicle Outdoor Storage. The facility was in operation on October 1, 2002, and has been in operation within the past 12 months. If this standard is not met, the use shall be a prohibited use.
 - p. Parking Lot, Principal Use. p-1. The width of the paved parking area shall not exceed 60 feet as measured from side lot line to side lot line.
 - p-2. The parking lot shall not be immediately adjacent to another premises containing a parking lot as a principal use.
 - p-3. No alley shall be relied upon for vehicular circulation purposes.
 - q. Parking Lot, Accessory Use. The parking lot shall not be located between the street façade of a principal building and a street lot line.
 - r. Parking Structure, Principal Use or Accessory Use. At least 50% of the street frontage of the street-level area shall be devoted to any other use or uses listed as permitted in the district or approved by the board.
 - s. Heavy Motor Vehicle Parking Lot, Principal Use. The parking lot shall not exceed 9,000 square feet or 30 parking spaces.
 - t. Commercial Hotel. The use shall be located on an arterial or collector street.
 - u. Tavern. The use shall be located on an arterial or collector street or on a lot with water frontage.
 - v. Sit-down Restaurant. v-1. The use shall be located on an arterial or collector street or on a lot with water frontage.
 - v-2. The floor area of the restaurant shall not exceed 6,000 square feet.
 - w. Fast-food/Carry-out Restaurant. w-1. The use shall be located in a building containing at least one other principal use listed as a permitted use in the zoning district in which it is located.
 - w-2. The use shall be located on an arterial or collector street.
 - x. Health Club. The use shall be located on an arterial or collector street.
 - y. Mixed-waste Processing Facility. If the use is located within 150 feet of a residential district, it shall be totally enclosed within a building and it shall not operate between the hours of 7 p.m. and 7 a.m.
 - z. Material Reclamation Facility. The use shall be contained entirely within a building and, if located within 150 feet of a residential district, shall not operate between the hours of 7 p.m. and 7 a.m.
 - aa. Salvage Operation, Indoor. If the use is located within 150 feet of a residential district, special use approval shall be required.
 - bb. Truck Freight Terminal. The use shall not be located within 500 feet of a residential district.
 - cc. Transmission Tower. cc-1. The tower shall comply with the applicable provisions of s. 295-413.
 - cc-2. The height of the tower shall not exceed 85 feet. A tower exceeding 85 feet may be permitted as a special use.
 - dd. Substation/Distribution Equipment, Outdoor. dd-1. All structures associated with the use shall be screened with type "G" landscaping, as described in s. 295-405.
 - dd-2. No structure associated with the use shall be located within 25 feet of a street lot line.
 - ee. Seasonal Market. ee-1. The activity shall be located on property owned or leased by the operator of the seasonal market. Alternatively, the market operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a seasonal market. A specific certificate of occupancy shall not be required for a seasonal market meeting the requirements of this paragraph.
 - ee-2. If flowers, plants, Wisconsin-grown farm products or Christmas trees constitute at least 75% of the merchandise offered for sale, the activity shall be limited to not more than 90 days in one calendar year. Otherwise, the duration of the seasonal market shall be limited to not more than 14 days in one calendar year.
 - ee-3. The activity shall not produce glare, spill light or noise in violation of the provisions of ch. 80.

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ee-4. Signage shall be limited to not more than 2 signs and a total display area of 16 square feet for all signs combined.

ee-5. Sales shall not occur between the hours of 9 p.m. and 7 a.m.

ee-6. The site shall be restored to its previous condition following termination of the market operation.

ff. Temporary Real Estate Sales Office. ff-1. The sales office and any associated model homes or units shall be open only until the homes or units specifically being marketed are sold out.

ff-2. Signage shall comply with the requirements of s. 295-407 and the signage regulations of subch. 5.

ff-3. Customer-accessible restrooms shall be provided.

ff-4. A specific certificate of occupancy shall not be required for a temporary real estate sales office meeting these requirements.

gg. Temporary Concrete/Batch Plant. gg-1. The plant shall be located on the property it serves or adjacent to the roadway if it is serving a roadway project. Construction projects at other locations shall not be served by the facility.

gg-2. The plant shall be located on property owned or leased by the operator of the plant. Alternatively, the plant operator may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a concrete/batch plant. If the operation utilizes the public right-of-way, the operator shall obtain appropriate permissions and permits from the commissioner of public works. No other occupancy permit shall be required by the department.

gg-3. No dust from the operation shall blow onto adjacent properties or public right-of-way. The operator shall also provide for the daily removal of material tracked onto the public roadway by equipment coming to or going from the facility.

gg-4. The plant shall not operate between the hours of 9 p.m. and 7 a.m.

gg-5. The plant may operate for a period not to exceed 9 months. When the construction project the plant is serving is complete, the site shall be cleaned and returned to its original condition or improved condition, as appropriate.

gg-6. The plant shall be screened with a 9-foot opaque fence, including but not limited to a chain-link fence with inserted slats.

hh. Live Entertainment Special Event. hh-1. If the event is to occur on the public right-of-way or other public property, the person, firm or organization coordinating the event shall obtain a special event permit in accordance with s. 105-55.5.

hh-2. The person, firm or organization coordinating the event shall obtain a festival permit, if required to do so by s. 261-103.

hh-3. If the event will include carnival rides, the property owner or carnival operator shall obtain a carnival site permit in accordance with s. 87-14.

hh-4. The event shall be located on property owned or leased by the person, firm or organization that is coordinating it. Alternatively, such person, firm or organization may furnish the department with written evidence that the property owner has given the operator permission to use the premises for a live entertainment special event.

3. ADDITIONAL SPECIAL USE STANDARDS. No special use permit for a currency exchange, payday loan agency or title loan agency shall be granted by the board unless the board finds, in addition to the findings required by s. 295-311-2-d, that:

a. No other currency exchange, payday loan agency or title loan agency is located within 1,500 feet of the proposed use.

b. The proposed use will not be located within 150 feet of a single-family or 2-family residential zoning district.

4. ACCESSORY USES. a. General. An accessory use to a principal use shall be allowed if it complies with all applicable development standards, all other regulations of this chapter and all provisions of this code relating to odors, smoke, dust or noise, or the open storage of materials or equipment.

b. Motor Vehicle Repair, Service or Maintenance on Lots Used for Residential Purposes. No motor vehicle repair, service or maintenance shall be permitted on any lot used wholly or in part for residential purposes without a certificate of occupancy for such motor vehicle uses, unless the following conditions are met:

b-1. The motor vehicle repaired, serviced or maintained is owned by a person who resides on the lot.

- b-2. Not more than one motor vehicle shall be repaired, serviced or maintained at any one time.
- b-3. The removal of any vehicle components, including but not limited to engines, transmissions, radiators, wheel assemblies, doors and hoods, shall be performed only within an enclosed garage and out of view of the general public. All vehicle parts, components and repair tools shall be stored within an enclosed garage and kept out of view of the general public. Junk yards shall not be permitted.
- b-4. Motor vehicle body work and painting shall be permitted only if a certificate of occupancy for a light motor vehicle body shop has been issued by the department.
- c. Home Occupations-Industrial Zoning. Home occupations, except live-work units as defined in s. 295-201, shall comply with the following standards:
 - c-1. The home occupation shall be clearly incidental and subordinate to the residential use of the dwelling unit.
 - c-2. No one other than members of the family residing in the dwelling unit shall be employed in the conduct of the home occupation except one person may be employed on the site in connection with the home occupation who is not a resident of the dwelling unit.
 - c-3. No accessory building or open space may be used for the conduct of a home occupation or for the storage of related equipment or supplies. However, up to 50% of private residential garage space may be used for storage of related equipment or supplies provided any parking requirements established by this chapter are met.
 - c-4. There shall be no external alteration of the dwelling unit to accommodate the home occupancy and the existence of the home occupation shall not be apparent beyond the boundaries of the site except for signage as stated in subd. 7.
 - c-5. Not more than 25% of the total usable floor area of the principal building including the basement may be devoted to the home occupation.
 - c-6. Visitations in conjunction with the home occupation by clients, pupils, sales persons or others shall be limited to no more than 8 during a 24-hour period. No more than 2 visitors may visit at one time.
 - c-7. A maximum of one non-illuminated wall sign shall be permitted not to exceed 6 square feet in size.
 - c-8. The home occupation shall not involve explosives, fireworks, repair of motor vehicles including body work, motor vehicle sales, storage, recycling and wholesale trade uses or any use which requires a special use or variance for the specific zoning district.
 - c-9. The operation of the home occupation, as it is apparent to adjacent residential uses shall begin no earlier than 7:00 a.m. and end no later than 9:00 p.m.
 - d. Rummage Sales. Not more than 2 rummage sales shall occur on a residential premises in one calendar year. No rummage sale shall exceed 3 days in length. Items offered for sale shall be limited to household items from one dwelling unit.
 - e. Retail Sales. Accessory retail sales shall be permitted provided such activity does not occupy more than 10% of the gross floor area of the use.
 - f. Accessory Parking. The location of accessory off-street parking spaces, including parking for 4 or fewer vehicles, shall comply with all applicable parking location standards set forth in par. 2-q.

295-805. Industrial Design Standards. 1. PURPOSE. The objective of the design standards of this section is to reduce or eliminate potential adverse effects and nuisances often associated with industrial activities and structures, particularly as these activities and structures impact surrounding residents and businesses. The standards set forth in this section include setbacks, screening/buffering, height transitions and noise limitations.

2. PRINCIPAL BUILDING STANDARDS. a. Introduction. Table 295-805-2 indicates the design requirements for all buildings that are located in industrial districts. Table 295-805-2 also specifies which commercial or residential design standards of subchs. 5 and 6 apply to non-industrial buildings located in industrial zoning districts. The provisions of this subsection explain, qualify or specify exceptions to the design standards set forth in table 295-805-2.

b. Conversion of Industrial Buildings. Industrial buildings may be converted to non-industrial uses as permitted by table 295-803-1 or as approved by the board. The design standards for non-industrial and residential buildings specified in table 295-805-2 shall apply to new construction only. Converted buildings shall not be subject to these design standards.

Table 295-805-2 PRINCIPAL BUILDING DESIGN STANDARDS						
	I01	I02	IL1	IL2	IM	IH
Front setback, minimum (ft.)	none*	none*	none*	none*	none*	none*
Side street setback, minimum (ft.)	none*	none*	none*	none*	none*	none*
Rear street setback, minimum (ft.)	none*	none*	none*	none*	none*	none*
Side setback, minimum (ft.)	none*	none*	none*	none*	none*	none*
Rear setback, minimum (ft.)	none*	none*	none*	none*	none*	none*
Height, maximum	none**	none**	none**	none**	85 ft. (new construction only)**	none**
Height, minimum	none	none	none	none	30 ft.	none
*Whenever an industrial building site is adjacent to or across a street or alley from a residential, institutional, park or non-industrial planned development district, see also the residential buffer (setback) standards of table 295-805-4-d.						
**Whenever an industrial building site is adjacent to or across a street or alley from a residential, institutional, park or non-industrial planned development district, see also s. 295-805-4-e.						
<i>Design Standards for Non-industrial Buildings except Single-family and Two-family Dwellings</i>						
	I01	I02	IL1	IL2	IM	IH
Refer to design standards in subch. 6 for this commercial district:	LB1	LB2	LB1	LB2	LB2***	LB2
*** Compliance with the lot area and lot coverage requirements of the LB2 district shall not be required and maximum building height shall be 85 feet. For residential buildings, compliance with the glazing requirements of the LB2 district shall not be required.						
<i>Design Standards for Single-family and Two-family Dwellings</i>						
	I01	I02	IL1	IL2	IM	IH
Refer to design standards in subch. 5 for this residential district	RT2	RT3	RT2	RT3	RT4	RT4

3. ACCESSORY STRUCTURE STANDARDS. a. Accessory Industrial Buildings. Accessory industrial buildings shall comply with the following standards:

a-1. The front setback of an accessory industrial building shall not be less than the front setback of the principal building.

a-2. No side setbacks shall be required.

a-3. The side street setback shall not be less than the side street setback of the principal building.

a-4. The rear setback shall not be less than the rear setback of the principal building.

a-5. If access to a garage is provided from an alley, a minimum rear setback of 4 feet shall be required. Otherwise, there shall be no rear setback requirement.

a-6. The rear street setback shall not be less than the rear street setback of the principal building.

a-7. The number of accessory structures shall not be limited.

a-8. If the building is located adjacent to a residential district, it shall be subject to the height limitations of sub. 4-e.

b. Accessory Commercial Structures. Structures accessory to commercial buildings shall comply with the accessory structure standards for the zoning district referenced in table 295-805-2.

c. Accessory Residential Structures. Structures accessory to residential buildings shall comply with the accessory structure standards for the zoning district referenced in table 295-805-2.

4. SITE STANDARDS. a. Applicability. Unless otherwise noted, the provisions of this subsection apply to all industrial uses. For commercial and residential uses, the site design standards applicable to the zoning district referenced in table 295-805-2 shall apply.

b. Parking. b-1. General. Off-street parking spaces shall be provided in accordance with the requirements of s. 295-403-2 and meet the design standards of s. 295-403-3.

b-2. Reduction Prohibited. The number of parking spaces required for a use in an industrial zoning district shall not be reduced below the number required by s. 295-403-2.

b-3. Landscaping. Parking lots shall be landscaped in accordance with the applicable provisions of s. 295-405.

c. Access Drives. c-1. Configuration. An access drive shall generally traverse the front setback at a right angle. The commissioner of public works shall approve the location and design of the curb cut and driveway apron for the access drive.

c-2. Width. An access drive shall not exceed 30 feet in width.

d. Residential Buffers. d-1. When Required. A transition buffer shall be required when a site in the IO1, IO2, IL1, IL2 or IH district is used for a storage, recycling or wholesale trade use, a transportation use or an industrial use, either principal or accessory, and is adjacent to or across a street or alley from a residential, institutional, parks or non-industrial planned development district. The purpose of such buffers is to screen unsightly activities or buildings, and to reduce significant scale changes between industrial districts and surrounding neighborhoods. While setbacks, landscaping and fences are the primary methods used to achieve this objective, architectural techniques or features such as masonry walls may also be used to provide the buffer. The buffer area shall only include fences, walls, berms, landscaping, and access drives that traverse the buffer at right angles. Table 295-805-4-d contains setback and tree-planting requirements that shall be met whenever a residential buffer is required. Required evergreen trees shall be located and planted in a manner that most effectively obstructs views of industrial activities.

Table 295-805-4-d INDUSTRIAL DISTRICT RESIDENTIAL TRANSITION STANDARDS						
	Zoning District					
	I01	I02	IL1	IL2	IM	IH
Residential Buffer						
Min. setback (Buffer width)	25 ft.	10 ft.	50ft.	10 ft.	no buffer reqr.'d	15 ft.
Evergreen trees (min.) per x lineal ft. of alley, street frontage or shared property line	1 per 5 ft.				n.a.	1 per 5 ft.
Evergreen tree spacing	2 staggered rows with trees a maximum of 10 ft. on center in each row				n.a.	same as I01-IL2
Min. tree height at planting	6 ft.				n.a.	6 ft.
Max. tree height at planting	no limit				n.a.	no limit
Alternative Residential Buffer Standards (Note: Where an alternative residential buffer is permitted, the use or industrial process shall not produce dust, odor, vibration, noise or light exceeding the standards specified in ch. 80 or elsewhere in this code at the nearest residential property line.)						
Min. buffer width	12.5 Ft.	alternative standards not permitted	25 ft.	alternative standards not permitted	no buffer reqr.'d	10 ft.
New building construction or addition	no alternative buffer standards permitted		see s. 295- 405, type “A” landsc.		n.a.	no alternative buffer standards permitted
Light motor vehicle parking	see s. 295- 405, type “A” landsc.		see s. 295- 405, type “A” landsc.		n.a.	see s. 295- 405, type “A” landsc.
Dumpsters and trash collection equip.; Loading docks	see s. 295- 405, type “G” landsc.		see s. 295- 405, type “G” landsc.		n.a.	see s. 295- 405, type “G” landsc.
Outdoor storage, outdoor salvage, outdoor operational space	see s. 295- 405, type “E” landsc.		see s. 295- 405, type “E” landsc.		n.a.	see s. 295- 405, type “E” landsc.

d-2. **Alternative Buffer Standards.** The width of a residential buffer may be reduced by up to 50% if the buffer meets a higher standard for screening and design, as specified by the alternative buffer standards included in table 295-805-4-d, and if the required buffer is not less than 10 feet wide. While the width of a buffer may be reduced, the number of required evergreen trees shall not be reduced and additional screening materials, such as fences and shrubs, shall be added as specified in table 295-805-4-d.

e. **Height Adjustment.** e-1. **Height Limitation When Adjacent to Residential, Institutional, Parks, or Non-Industrial Planned Development District.** The maximum height of an industrial building at the required residential buffer line or, if there is no buffer requirement, at the property line, located adjacent to or across a street or alley from a residential, institutional, parks or non-industrial planned development district shall be the average height of residential buildings on the adjacent blockface. The height of the industrial building may be increased by one foot for every 2 feet the building is set back from the residential buffer line or the property line, as appropriate. For purposes of this subdivision, "industrial building" means a building containing any use listed under the headings of "storage, recycling and wholesale trade uses," "transportation uses," "industrial uses" and "utility and public service uses" in table 295-803-1.

e-2. **Exceptions to Height Limitations.** All structures shall comply with the height limitations established in subd. 1, except the following:

e-2-a. Chimneys and flues.

e-2-b. Water towers or tanks other than those located on the roof of a building.

e-2-c. Bulkheads, elevator enclosures, penthouses, skylights or water tanks occupying in the aggregate less than 25% of the area of the roof on which they are located.

e-2-d. Parapet walls or cornices extending above the height limit not more than 5 feet.

e-2-e. Monuments, television reception antennae, radio reception antennae, flag poles, spires, church roofs, domes, cupolas or belfries for ornamental purposes and not used for human occupancy.

e-2-f. Churches, convents, schools, dormitories, colleges, libraries and museums in zoning districts which limit height to 45 or 60 feet. Such a building or portion thereof may exceed the height limit of the district if the building, or portion of the building in excess of the limit, is setback from side lot lines a distance equal to one-half the height of the building or portion thereof.

e-2-g. Transmission towers which do not exceed 85 feet in height or have received special use approval from the board.

e-2-h. **Airports.** In any area within the city where the height limitations of the Milwaukee county airport approach height ordinances are applicable, such height limitations shall apply, except where the height limitations of this chapter are more restrictive. Exceptions permitted under s. 200-44 and objects of natural growth shall not exceed the height limitations established by the Milwaukee county general ordinances and by s. 114.136, Wis. Stats.

f. **Dumpsters And Waste Storage.** A dumpster or common waste storage facility visible from a public street or a non-industrially-zoned district shall be screened with type "G" landscaping, as described in s. 295-405.

g. **Loading Docks.** Where loading for more than 2 truck bays is in a yard facing and visible from a public street or a non-industrial district, the loading docks shall be screened with type "G" landscaping, as described in s. 295-405. These standards may be waived in whole or in part, or compliance with them may be delayed, if visibility of the loading docks is limited by changes of grade, natural features, elevated roadways, existing buildings or similar obstructions.

h. **Outdoor Storage.** h-1. **Screening.** The objective of the screening standard is to hide exterior storage areas from the view of properties located outside the industrial district or from public streets. Where an outdoor storage area is visible from a public street or a non-industrial district, the outdoor storage area shall be screened with type "E" or "F" landscaping, as described in s. 295-405.

h-2. **Stockpiles.** All stockpile heights shall be limited to either the height of the fence enclosure provided or the average height of the landscape plant material, if greater. This limitation may be exceeded by 50% if the stockpile is located on the rear 25% of the site and not within 120 feet of a public street or any zoning district other than an industrial district. In a situation where a building completely screens the stockpile from the street, the 120-foot limitation shall not apply for as long as the building remains in place.

i. **Fences.** i-1. **General.** In industrial districts, all types of fences are permitted and may be located anywhere on a lot, including along a property line.

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i-2. Fences Along Streets. Fences along streets shall not exceed a height of 6 feet, with the following exceptions;

i-2-a. A fence may be erected to a height of 9 feet if it is set back at least 5 feet from the street property line and provided with trees and shrubs in accordance with the type "A" landscaping requirement of s. 295-405.

i-2-b. An ornamental metal fence or a combination ornamental metal fence and masonry wall may be constructed on the street property line provided the wall is no higher than 6 feet, the combined height of the wall and fence does not exceed 9 feet and the portion of the fence structure above 6 feet high is at least 50% open. An ornamental metal fence or a combination ornamental metal fence and masonry wall may be constructed to a height not exceeding 9 feet if it is set back at least 5 feet from the street property line and provided with trees and shrubs in accordance with the type "A" landscaping requirement of s. 295-405.

i-3. Fences along Side and Rear Lot Lines. A fence located along a side lot line or a rear lot line shall not exceed a height of 9 feet. A fence within 5 feet of a residential use shall be opaque up to at least 6 feet in height.

i-4. Orientation of Supporting Members. The vertical and horizontal supporting members of a fence shall face the interior of the lot on which the fence is located.

i-5. Public-Right-of-Way. A fence or retaining wall may extend into the public right-of-way to the extent allowed by a special privilege granted by the common council pursuant to s. 245-12.

i-6. Barbed Wire. Barbed wire may be used for fence purposes provided it is located not less than 6 feet above the grade directly below the fence and is not located within a residential buffer or within 15 feet of a street lot line. If visible from a public street, trees and shrubs shall be provided in accordance with the type "A" landscaping requirement of s. 295-405. Razor wire and concertina wire are prohibited in all circumstances.

i-7. Fences as Part of Required Screening. Notwithstanding any other provisions of this paragraph, a fence may be erected to the height necessary to comply with the screening requirement of s. 295-405.

j. Vision Triangles. A fence or other opaque or semi-opaque object located near the intersection of a street with an alley, access drive or another street shall be in compliance with the applicable vision triangle regulations of s. 295-405-3.

k. Noise. See ss. 80-60 through 80-75 for noise regulations applicable to industrial zoning districts.

L. Lighting. See s. 295-409 for lighting regulations applicable to industrial zoning districts.

5. SIGNS. a. General. The design standards for signs in industrial districts are set forth in table 295-805-5. As described in s. 295-407, signs are divided into 2 categories, type "A" and type "B". General standards for each of these categories are found in s. 295-407.

b. Sign Limitation Based on Lineal Footage. Where table 295-805-5 links the maximum number of area of signs to lineal footage, the lineal footage referred to is the length of the building facade. In each 25-foot segment, the square footage of all signs shall not exceed the maximum area specified in the table and the size of a sign in a facade segment less than 25 feet may be determined by prorating. The square footage allocation for 2 adjoining facade segments may be combined to allow one sign larger than the maximum amount specified. Only one wall, projecting or canopy/hood sign may be located in each facade segment.

c. Bonus Provision for Type "B" Freestanding Signs. If a monument-type base meeting the base standard for a type "A" freestanding sign is provided and the sign does not exceed 8 feet in height, the maximum display area shall be 10 square feet more than the maximum display area specified in table 295-805-5.

d. Standards for Multiple Freestanding Signs. Where more than one freestanding sign is permitted on a site, these signs shall comply with the following standards:

d-1. No 2 freestanding signs may have display areas that are oriented to the same street.

d-2. The signs shall be located as far apart as is possibly practicable or be separated by a building.

e. Combination Type A and B Signs. Signs that contain elements of both type A and B signs shall be permitted as long as the size of each element does not exceed its prorated share of total display area, in accordance with s. 295-205-5-d.

f. Temporary Signs. The following temporary signs shall be permitted in all industrial zoning districts:

f-1. A sign pertaining to the construction of a building or the sale or lease of vacant land shall not exceed:

Zoning District	Max. Sign Area
IO1, IO2, IL1, IL2, IM	48 sq. ft.
IH	72 sq. ft.

f-2. A sign not exceeding 36 square feet erected and maintained on a lot to advertise the leasing, rental or sale of a building or other improved real estate.

g. Type "A" Roof Signs in the Industrial-Mixed District. g-1. There shall be no maximum display area for a type "A" roof sign located in an industrial-mixed district more than 100 feet from a residential district.

g-2. The maximum display area for a type "A" roof sign located in an industrial-mixed district within 100 feet of a residential district shall be 100 square feet. If this standard is not met, a type "A" roof sign in an industrial-mixed district shall be a special use.

g-3. All type "A" roof signs shall be stationary.

h. Additional Regulations. See s. 295-407 for additional regulations for on-premise and off-premise signs.

Table 295-805-5 INDUSTRIAL DISTRICT SIGN STANDARDS				
	Zoning District			
	I01/I02	IL1/IL2	IM	IH
<i>Freestanding Signs</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per street frontage	1 per site *	1 per site *	1 per site *
Type "A" max display area (sq. ft.)	80	100	80	100
Type "B" max. display area (sq. ft.)	40	50	40	50
Maximum height	15	15	15	30
<i>Wall signs</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per 25 lineal ft.	1 per 25 lineal ft.	1 per 25 lineal ft.	1 per 25 lineal ft.
Type "A" max display area (sq. ft.)	60	120	60	120
Type "B" max. display area (sq. ft.)	32	60	32	60
<i>Projecting Signs</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per 25 lineal ft.	1 per 25 lineal ft.	1 per 25 lineal ft.	1 per 25 lineal ft.
Type "A" max display area (sq. ft.)	50	60	50	60
Type "B" max. display area (sq. ft.)	25	30	25	30
<i>Awning Signs</i>	<i>type "A" permitted only</i>			
Maximum number	1 per 25 lineal ft.	1 per 25 lineal ft.	1 per 25 lineal ft.	1 per 25 lineal ft.
Type "A" max display area (sq. ft.)	20	20	20	20
<i>Canopy and Hood Signs</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>	<i>permitted</i>
Maximum number	1 per 25 lineal ft.	1 per 25 lineal ft.	1 per 25 lineal ft.	1 per 25 lineal ft.
Type "A" max display area (sq. ft.)	50	60	50	60
Type "B" max. display area (sq. ft.)	25	30	25	30
* Except 2 shall be permitted if the site fronts on 3 streets or has continuous street frontage of at least 240 feet.				

Table 295-805-5 INDUSTRIAL DISTRICT SIGN STANDARDS				
	Zoning District			
	I01/I02	IL1/IL2	IM	IH
<i>Roof Signs</i>	<i>type "A" permitted only</i>	<i>permitted</i>	<i>type "A" permitted only</i>	<i>permitted</i>
Maximum number	1 per building	1 per building	1 per building facade	1 per building
Type "A" max display area (sq. ft.)	50	no limit	see s. 295-805-5-g	no limit
Type "B" max display area (sq. ft.)	NA	100	NA	100
<i>Off-premise Signs</i>	<i>permitted **</i>	<i>permitted **</i>	<i>permitted **</i>	<i>permitted **</i>
Maximum display area per sign (sq. ft.)	672	672	300	672
Minimum distance between signs	500 ft. between any 2 ground or roof signs; 200 ft. between a ground or roof sign and a wall sign; 200 ft. between any 2 wall signs			
Maximum height, Freestanding sign (ft.)	35	35	40	40
Maximum height, wall sign (ft.)	40	40	60	60
Maximum height, roof sign	25 ft. above roof			
**Subject to special use permit requirement set forth in s. 295-407-7-d.				

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